

TRANSFER
TAX
PAID

Doc # 2004033092
Book 8169 Page 0031

WARRANTY DEED

Corporate Grantor

Know all Men by these Presents,

That Waterville Burger Corporation, a corporation organized and existing under the laws of the State of Maine, and having a place of business at Waterville, Maine, for consideration paid, grants to:

Laurie Anne Palmer

of Waterville, in the County of Kennebec, and State of Maine, whose mailing address is: 146 Silver Street, Waterville, Maine 04901, with warranty covenants, the land in Waterville, County of Kennebec, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Waterville, County of Kennebec, and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

In Witness Whereof, the said Waterville Burger Corporation, has caused this instrument to be executed by David R. Palmer its President thereunto duly authorized this 19 day of the month of October, 2004.

Signed, Sealed and Delivered
in presence of

Waterville Burger Corporation

David R. Palmer

By: David R. Palmer

Its: PRESIDENT

State of Maine, County of Kennebec ss.

October 19, 2004

Then personally appeared the above named David R. Palmer, President, of said Waterville Burger Corporation and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Waterville Burger Corporation.

Before me,

Ch. Chandler

Attorney at Law/Notary Public

Christian Chandler

Printed Name

52-395

@ Center Notary

Exhibit A

52-395

A certain lot or parcel of land situated in Waterville, Kennebec County, State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with the buildings thereon bounded and described as follows: to wit: Beginning at a rail bound lying in the southerly line of Chaplin Street; thence southeasterly by the southerly line of said street two and eighty-five hundredths (2.85) feet to an iron pipe marking a corner of said street; thence southerly by the southerly or westerly line of said street two hundred forty-two and thirty-six hundredths (242.36) feet to an iron pin marking the intersection of said southerly or westerly line of said street and the westerly line of College Avenue; thence southerly by said westerly line of College Avenue about seventeen and six tenths (17.6) feet to land now or formerly of the Estate of William Lanigan; thence westerly by said Lanigan land about one hundred sixty-nine and five tenths (169.5) feet to a corner; thence southerly still by said Lanigan land about sixty-three and five tenths (63.5) feet to a corner; thence westerly still by said Lanigan land about one hundred fifty-nine and five tenths (159.5) feet to an iron pipe marking the southeasterly corner of land conveyed by the Maine Central Railroad Company to Meyer Javin et al by deed dated October 17, 1935; thence northerly by the easterly line of said land conveyed to Levine and the extension northerly of the same about sixty-seven and eight tenths (67.8) feet to a rail bound; thence northeasterly about three hundred forty-two and six tenths (342.6) feet to the point of beginning; Containing about forty-eight thousand one hundred seventy (48,170) square feet. Excepting and reserving the premises conveyed by Waterville Burger Corporation to Railroad Square Professional Building by deed dated December 31, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3086, Page 150.

Being the same premises conveyed to Mitchell F. Mitchell by Quit Claim Deed from the Maine Central Railroad Company, dated October 19, 1945 and recorded in the Kennebec County Registry of Deeds in Book 824, Page 326, subject to certain restrictions as stated in said deed and subject to the right of way for an eight inch pipe of the Kennebec Water District now laid across said land.

Excepting from this conveyance, however, that parcel of land that was conveyed by Gertrude Jacobson to George Mitchell by Quit Claim Deed dated May 18, 1954 and recorded in the Kennebec County Registry of Deeds in Book 960, Page 393, to which deed reference may be had for a more particular description.

Also excepting from this conveyance the premises acquired by the State of Maine by condemnation.

Being a portion of the premises conveyed by warranty deed from David R. Palmer and Anne R. Palmer to Waterville Burger Corporation dated June 30, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2483, Page 331.